

**REDEVELOPMENT AGENCY MEETING
OCTOBER 21, 2003**

The meeting called to order as the City Council at 10:09 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Lewis, Maienschein,
Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, City Clerk

The meeting adjourned as the City Council at 10:54 a.m.

The meeting reconvened as the Redevelopment Agency at 10:54 a.m.

Adoption

4. **Findings of Benefit for Affordable Housing Notice of Funding Availability (NOFA) Consultant Services. (City-wide).**

(RA 2004-38)

Make Findings of Benefit for use of Low and Moderate Income Housing Funds for NOFA consultant costs incurred prior to project approval.

See Redevelopment Agency Report no. RA-03-32, and City Manager Report no. CMR-03-199, dated October 14, 2003.

Council Companion Item No. 335

Motion by Member Atkins to approve

Second by Member Inzunza

Vote: 9-0

Redevelopment Agency Resolution number R-03680; and City Council Resolution R-298524.

1. **Approval of the Minutes of:**

September 30, 2003

Motion by Member Atkins to approve

Second by Member Inzunza

Vote: 9-0

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Adoption

2. **Morena Boulevard Façade Improvement Project – North Bay (District 6)**

(RA 2004-43)

The Redevelopment Agency of the City of San Diego authorizing the appropriation and expenditure of \$100,000 of Series 2000 North Bay Bonds proceeds for the Morena Boulevard Façade Improvements Project which is coordinated with the City's Storefront Improvement Program and authorizing the appropriation and expenditure of \$50,000 of Series 2000 North Bay Bond proceeds for future façade improvement project within the Greater Morena Corridor of the North Bay Project Area.

Redevelopment Agency.

Motion by Member Zucchet to approve

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution number R-03681.

3. **Public Parking Facility-North Park (District 3).**

(RA 2004-40)

Directing the Executive Director to discontinue negotiations with Five Star Parking and initiate negotiations with Bud Fischer for the financing and development of a parking facility in the community of North Park providing approximately 400 parking spaces in the immediate vicinity of the North Park Theatre.

See Redevelopment Agency Report no. RA-03-33, dated October 15, 2003.

Motion by Member Atkins to approve

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution number R-03682.

Adoption

6. **Lyceum Theatre-Request to Bid Mechanical and Electrical System Improvements. (District 2).**

(RA 2004-39)

Authorizing the corporation on behalf of the agency, to advertise and receive bids for the mechanical & electrical system improvements for the Lyceum Theatre; awarding the contract to the lowest responsible bidder, provided bids are within the established budget, and that all other requirements are met; and administering said contract.

See Centre City Development Corporation Report no. CCDC-03-29, dated October 15, 2003

Auditor Certificate Number: AC2400382

Motion by Member Zucchet to approve
Second by Member Peters
Vote: 9-0

Redevelopment Agency Resolution number R-03683.

7. **Replacement Housing Plan for the Lillian Place Affordable Housing Project. (District 2).**

(RA 2004-42)

Approving the Replacement Housing Plan related to the Proposed Lillian Place Affordable Housing Project.

See Centre City Development Corporation Report no. CCDC-03-30, dated October 15, 2003

Motion by Member Zucchet to approve
Second by Member Peters
Vote: 9-0

Redevelopment Agency Resolution number R-03684.

Adoption

5. **FY 2003 Audited Financial Statements-Pertaining to CCDC Operations. (District 2).**

(RA 2004-35)

Approving the Fiscal Year 2003-2004 Audited Financial Statements pertaining to the operations of the Centre City Development Corporation.

See Centre City Development Corporation Report no. CCDC-03-29, dated October 8, 2003.

Motion by Member Fyre to approve

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03686 and D-03686.

The meeting adjourned as the Redevelopment Agency at 11:06 a.m.

The meeting reconvened as the Joint Redevelopment Agency with City Council at 11:06 a.m.

Joint Public Hearing

8. **Fourth Amendment to the Central Imperial Redevelopment Plan. District 4).**

(RA 2004-29)

Subitem A Approving the Proposed Fourth Amendment to the Redevelopment Plan for the Central Imperial Redevelopment Project, approving the accompanying Report to the City Council, and authorizing submission of the Proposed Fourth Amendment to the Redevelopment Plan and the Report to the Council of the City of San Diego.

(RA 2004-30)

Subitem B The Redevelopment Agency of the City of San Diego certifying that the Agency has reviewed and considered information contained in the Environmental Secondary Study for the proposed Fourth Amendment to the Central Imperial Redevelopment Plan; and making certain findings and determinations regarding environmental impacts of the action.

Joint Public Hearing

8. Fourth Amendment to the Central Imperial Redevelopment Plan. District 4).

(Continued)

(RA 2004-33 Cor. Copy)

Subitem C The Redevelopment Agency of the City of San Diego consenting to a joint public hearing on the Proposed Fourth Amendment to the Redevelopment Plan for the Central Imperial Redevelopment Project; authorizing the establishment of a date, time and place for the hearing; and authorizing publication and mailing of notice of the joint public hearing.

See Southeastern Economic Development Corporation Report no. SEDC-03-006, dated October 15, 2003.

Council Companion Item No. S-601

Public testimony in opposition by Maxine Stephens, Ardelle Matthews, April Tenhagen, and Isable Vidales.

Public testimony in favor by Vernon Brinkley.

Motion by Member Lewis to approve (with Fyre in opposition)

Second by Member Inzunza

Vote: 8-1

Redevelopment Agency Resolution and Document numbers R-03687, D-03687a and D-03687b; R-03688, R-03689; and City Council Resolution numbers R-298530, R-298531 and R-298532.

Adjournment

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 11:28 a.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California